



**Connells**

Grove Road  
Northampton



### Property Description

Upon entering, you are greeted by an inviting lounge, providing a comfortable space for relaxation. Beyond, a separate dining room offers the perfect setting for entertaining guests or enjoying family meals. The well-appointed kitchen provides practicality and potential. A key feature of this property is the additional reception room on the ground floor, which can effortlessly adapt to your needs – whether it be a dedicated study, a vibrant playroom for children, or indeed a fourth bedroom, offering excellent flexibility. A conveniently located ground floor bathroom completes the downstairs living space. Furthermore, the property benefits from a valuable cellar, providing excellent storage solutions. Ascending to the first floor, you will discover three generously proportioned double bedrooms, ensuring ample space for all residents. The master bedroom boasts the added luxury of a private en-suite shower room, providing a touch of convenience and privacy.

The convenience of this location is unparalleled. Nestled in the heart of NN1, you are just moments away from Northampton's historic Racecourse, offering green spaces for recreation and leisurely strolls. Commuters will highly appreciate the close proximity to the main line railway station, providing excellent links to London Euston and Birmingham New Street. An array of local amenities, shops, supermarkets, schools, and eateries are all within easy reach.

### Entrance Hall

Double glazed door to the front aspect. Wall mounted radiator.

### Lounge/Diner

10' 4" x 22' 7" ( 3.15m x 6.88m )

Double glazed window to the front aspect. Two wall mounted radiators. Chimney Breast. Gas fireplace

### Study

5' 3" x 9' 7" ( 1.60m x 2.92m )

Double glazed window to the rear aspect.

### Kitchen

6' 11" x 12' 9" ( 2.11m x 3.89m )

Wall and base units Sink and drainer unit. Combi boiler. Space for white goods. Double glazed window to the side aspect.

### Utility Room

2' 8" x 7' 6" ( 0.81m x 2.29m )

Double glazed door to the side aspect. Plumbing for white goods.

## Bathroom

Bath with electric shower over, wash hand basin and low level WC. Wall mounted radiator. Double glazed window to the rear aspect.

## Cellar

13' 4" x 10' 1" ( 4.06m x 3.07m )

Double glazed window to the front aspect. Wall mounted radiator. Fuse board. Gas meter.

## Landing

Access to loft space.

## Bedroom One

6' 9" x 11' 9" ( 2.06m x 3.58m )

Double glazed window to the side. Wall mounted radiator.

## Bedroom Two

7' 9" x 12' 1" ( 2.36m x 3.68m )

Double glazed window to rear aspect. Wall mounted radiator.

## Bedroom Three

10' 3" x 13' 3" ( 3.12m x 4.04m )

Double glazed window to the front aspect. Chimney Breast. Wall mounted radiator.

## Wet Room

Electric shower, wash hand basin and low level WC. Wall mounted radiator.

## Outside

### Rear Garden

Courtyard. Patio. Enclosed by fencing and wall.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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6 Wood Hill  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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